RESOLUTION NO. 40443

BY REQUEST OF MAYOR WOODARDS AND COUNCIL MEMBERS BEALE, HUNTER, AND USHKA

A RESOLUTION directing the City Manager to review the City’s current process for public engagement during construction projects in the City, and to provide an update and proposed recommendations relating to improving neighborhood engagement and protection standards for construction projects to the Infrastructure, Planning, and Sustainability Committee.

WHEREAS the City is experiencing rapid growth and development, which is critical to increasing housing options and spurring economic development, and

WHEREAS, as communities grow and change, there are impacts on local neighborhoods, and

WHEREAS some neighbors have expressed that their concerns about health and safety are not being heard, and that the City needs to do more to engage with them before and during construction projects, and

WHEREAS, to address these concerns, the City Council is directing the City Manager to work with staff to review how the City and developers engage the public during construction projects, and to provide an update and proposed recommendations relating to improving neighborhood engagement and protection standards for construction projects to the Infrastructure, Planning, and Sustainability Committee, and

WHEREAS five areas of concern have been identified for review, as follows:

1. Notification to all residents – Review potential amendments of noticing procedures to all residents near development, including provisions to notify renters,
as well as property owners, of pending development applications and construction projects;

(2) *Neighborhood pre-construction notification and meeting requirements* –

Review methods for staff and developers to provide public noticing and engagement right before construction of new projects, depending on the size of the project and the projected impacts on the surrounding neighborhood;

(3) *Incorporate feedback from community in environmental and site development review* – Review how neighborhoods are engaged in the State Environmental Policy Act (SEPA) and site development permitting process. This review should consider neighborhood meeting requirements. Additionally, there should be consideration of how the City structures SEPA appeal procedures, including consideration of a lower bar than filing in superior court for SEPA appeals, such as use of the Hearing Examiner;

(4) *Enforcement mechanisms* – Review enforcement mechanisms, current fines structure, and stop work procedures for construction sites that violate permit conditions and environmental rules. This should include a review of how neighbors can report concerns, and how those concerns will be reviewed by the City and responded to by developers; and

(5) *Air quality standards* – Review of current codes around ambient air quality standards, including dust control and suppression, and asbestos management/abatement. This review should include consideration of performance standards for air quality, not just adherence to Best Management Practices, and
how asbestos and other toxic and harmful demolition byproducts will be managed, their safe removal ensured, and disposal appropriately handled. This should include a review of how neighbors can report concerns, and how those concerns will be reviewed by the City, and

WHEREAS Council Member Beale shared a Council Consideration Request for a proposed resolution for full City Council Consideration at the September 24, 2019 Study Session; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That the City Manager is hereby directed to work with staff to review the City’s current process for public engagement during construction projects in the City as detailed in the recitals above, and to provide an update and proposed recommendations relating to improving neighborhood engagement and protection standards for construction projects to the Infrastructure, Planning, and Sustainability Committee.

Adopted _______________________

_________________________________
Mayor

Attest:

_________________________________
City Clerk

Approved as to form:

_________________________________
City Attorney

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